





A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Caleb Chance, P.E.

DATE: March 26, 2008

Address: 555 East Ramsey
San Antonio, TX 78216

FROM: Donna L. Schueling

COPIES TO: File

SUBJECT: PUD# 07-009

Name: Ridge Creek PUD

The plan referenced above was heard by the
on the date shown.

☒ Planning Commission

☐ Director of Development Services

The following action was taken:

☒ APPROVED With Conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

DSD – Land Entitlements approved with the following conditions:

- The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

DSD – Traffic Impact Analysis & Streets approved with the following conditions:

- Driveway throat lengths shall comply with UDC 35-506, Table 506-7 requirements.
- All commercial driveways for this project shall comply with UDC 35-506(r) Access and Driveways.

- All access driveways shall provide clear sight distance along I. H. 10 Frontage Road to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distances areas.
- The developer shall be responsible for providing right-turn deceleration lanes with storage lengths and bay taper in all the driveway access point approved by TX DOT as it relates to the submitted TIA traffic counts, Unified Development Code (UDC) – 35-502(a)(7)(C).
- The main point of access for this development shall be a collector road with 70 feet of right of way.
- The Schematic gate detail shall provide for 24 feet of median width at the gated entry.
- Note: Texas Department of Transportation (TX DOT) will determine access points along frontage road.

Bexar County recommends approval with the following conditions:

- Add a right-turn deceleration lane at the site's main entrance on I. H. 10 frontage road as per the specifications and approval of the Texas Department of Transportation.
- Secondary access must be finalized prior to approval of Unit 2 which will exceed 125 dwelling units as per UDC 35-506(e) (7).

Storm Water approves with the following condition:

- Engineer needs to provide adverse impact analysis and/or detention design during the platting process.

The Planned Unit Development is associated with Ridge Creek MDP # 013A-06. Should you need further assistance, please contact Donna L. Schueling at (210) 207-5016.